

Chapter 14.54 Home Occupations.

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14.54.010 Purpose.

The purposes of the home occupation regulations are to:

- A. Support entrepreneurial businesses that are compatible with neighborhood character by allowing limited home businesses;
- B. Allow for additional limited business opportunities on residential properties that are greater than 1 acre in size;
- C. Ensure that the home business activities remain incidental to residential uses and have minimal noise and traffic impacts and do not pose a safety hazard or other nuisance to the surrounding neighborhood.

14.54.020 Applicability.

- A. Home occupations are allowed as an accessory use in existing residential dwelling units in all zones.
- B. Home industries are allowed as an accessory use in existing residential dwellings in all zones on lots 1 acre or greater in size.

14.54.030 Requirements – home occupation.

The following conditions shall be met by all applicants wishing to conduct a home occupation within a dwelling unit:

- A. The total area devoted to a home occupation shall not exceed 20 percent of the floor area of the dwelling unit. Attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;
- B. All activities of the home occupation shall be conducted indoors, within the dwelling unit or garage.
- C. No more than 1 nonresident shall be employed on the premises;
- D. The following shall be prohibited as home occupations:
 - 1. Motor vehicle-related businesses, including but not limited to auto, truck, body work, detailing, painting, taxicab, van shuttle, limousine, towing, or other transportation service or sales; except that the use may be for an office only;
 - 2. Repair, sales, parking or storage of heavy equipment or appliances;
 - 3. Storage of building materials for use on other properties;
- E. No more than 1 vehicle, van, truck or similar vehicle exceeding 10,000 pounds gross vehicle weight may be permitted to be operated out of a home occupation. Such vehicle may park on the premises or on the street adjacent to the home occupation;
- F. The home occupation shall not displace or impede the use of required parking spaces for primary or accessory dwelling units;
- G. Sales shall be limited to mail order, telephone sales with off-site delivery, internet sales, and on-site sales of products solely incidental to the principal activity of providing service to patrons;
- H. Services to patrons shall be arranged by appointment or provided off-site;

- I. Visitors, customers, deliveries or other business traffic shall be limited to two visitors per hour and eight per day, and shall not require additional parking spaces. Customer visits or deliveries to the home occupation shall be permitted only from 8:00 am to 8:00 pm;
- J. No signs of any type regarding the home occupation shall be exhibited or displayed on the site;
- K. The home occupation shall be conducted in a manner which will not alter the residential character of the surrounding neighborhood. There shall be no exterior alterations of the property, expansion of parking, construction, creation of a separate entrance, the use of color, materials, lighting, signs (other than on the applicant's vehicle), exterior storage, or by emission of sound, electric interference, vibration, dust, glare, heat, smoke, odors or liquids.
- L. Adult family homes are permitted as home occupations subject to the limitations on such uses elsewhere in this Title.

14.54.040 Requirements – home industry.

A resident may establish a home industry as an accessory activity, provided:

- A. The lot on which the home industry occurs is a minimum of 1 acre;
- B. The area of the home industry shall not exceed 50 percent of the floor area of the dwelling unit. Attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home industry area but may be used for storage of goods associated with the home occupation;
- C. No more than 2 nonresidents shall be employed in a home industry;
- D. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
 - 1. One stall for each nonresident employee of the home industry; and
 - 2. One stall for customer parking;
- E. Additional customer parking shall be calculated for areas devoted to the home industry at the rate of 1 stall per:
 - 1. One thousand square feet of building floor area; and
 - 2. Two thousand square feet of outdoor work or storage area;
- F. Sales shall be limited to items produced on-site, except for items collected, traded and occasionally sold by hobbyists, such as coins, stamps, and antiques;
- G. Ten feet of Type I landscaping shall be provided around portions of parking and outside storage areas which are otherwise visible from adjacent properties or public rights-of-way;
- H. The Director shall ensure compatibility of the home industry by:
 - 1. Limiting the type and size of equipment used by the home industry to those which are compatible with the surrounding neighborhood;
 - 2. Providing for setbacks or screening as needed to protect adjacent residential properties;
 - 3. Specifying hours of operation;
 - 4. Determining acceptable levels of outdoor lighting; and
 - 5. Requiring sound level tests for activities determined to produce sound levels which may be in excess of those set forth in the DMC;
- I. The following activities shall be prohibited as a home industry:
 - 1. Outdoor repair of any automobile, truck or heavy equipment;
 - 2. Outdoor auto body work;
 - 3. Auto body painting;
 - 4. Outdoor is defined to include carports or other unenclosed structures;
- J. No vehicle, equipment or material shall be parked or stored within any required setback areas of the lot or on adjacent streets.
- K. A home industry permit is approved by the Director for each home industry.

L. Only 1 home industry permit per dwelling unit is permitted.

14.54.050 Approval.

A business license in accordance with DMC 5.01, Business Licenses, and compliance with the additional requirements of this chapter shall be required for all home occupation and home industry businesses. The City Clerk shall act as the final approval authority for all home occupation business license applications. The Director has the authority to: impose conditions to mitigate any potential adverse impacts on surrounding uses; consider the need to limit the hours of operation of home occupations or industries; or recommend denial of an application.